

 4  2  2



Upper Village Road, *Sunninghill*

OSBORNE HEATH



# A extended and modernised four bedroom, two bathroom character home with driveway parking and a south facing garden.

Downstairs there is a living room, open-plan kitchen with living and dining room centred around the feature island, bi-folding doors out to the patio and south facing garden, utility room and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite shower room, three further bedrooms and a family bathroom.

To the front of the house is driveway parking and side access leading to a south facing rear garden which is approximately 90ft long.

Upper Village Road is in the heart of Sunninghill village. Nearby schools include Charters, Holy Trinity, St Francis, St Michael's and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Wentworth Golf Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band D.







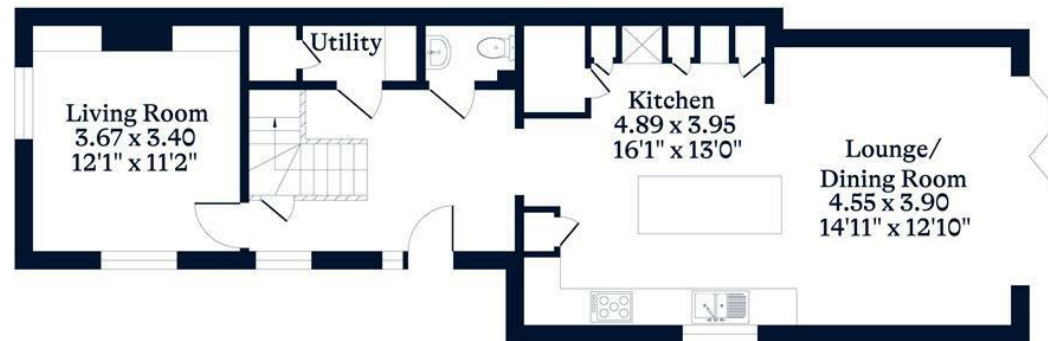
**APPROXIMATE FLOOR AREA**  
House - 125.60 sq m - 1352 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)